LOT 22
IN OR 2478/1614
ISLAND BLUFF SUB PB 5/92

GOULD JOHN A
1713 BLUE HERON LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

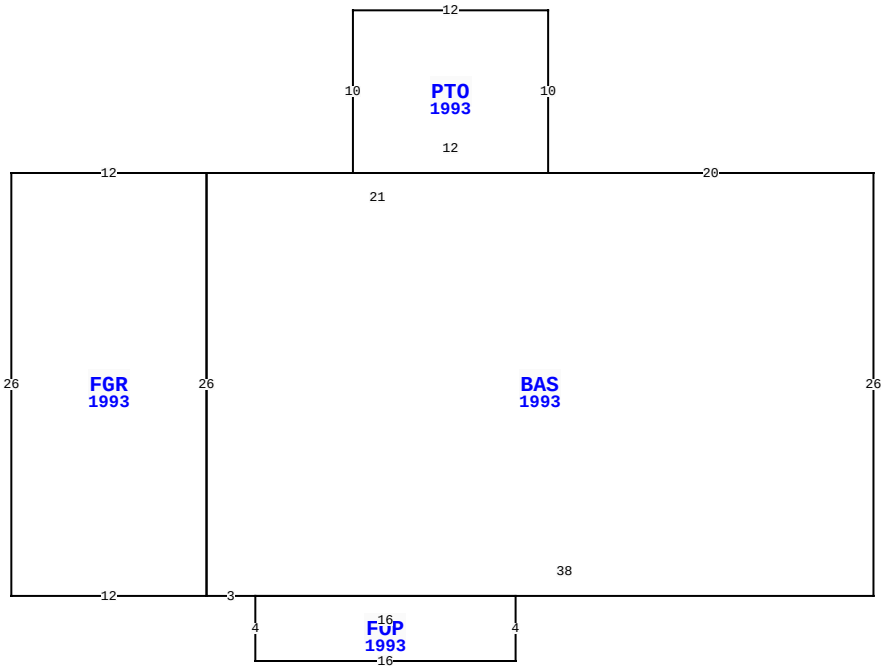
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100	1993	1,066	171,338
FGR	312	55	1993	172	27,646
FOP	64	30	1993	19	3,053
PTO	120	5	1993	6	964
TOTALS	1,562			1,263	203,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,263	142.0848	187.55	236,876	1986	1995	0	0	0	14.30	85.70

1 SNGL FAM – 100% - 2016 Heated Area: 1066 HX Base Yr 2016



1713 BLUE HERON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		203,003
TOTAL MARKET OB/XF VALUE		813
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		403,816
SOH/AGL Deduction		241,666
ASSESSED VALUE		162,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,428
TOTAL JUST VALUE		403,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2478/1614	6/25/2021	QC	U	I	11	100
GRANTOR: GOULD JOHN A						
GRANTEE: GOULD JOHN A						
2021/0994	12/07/2015	SW	Q	I	01	170,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: GOULD JOHN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N10W12S10 E12$W21
FGR=[YR=1993] W12 S26 E12 N26 $ S26 E3 FOP=[YR=1993] S4 E16
N4 W16 $ E38 N26 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	85	9	765.00	SF	1.63	1.63	100	1986	1986	3	47	584	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1986	1986	3	47	229	

LAND DESCRIPTION

TOTAL OB/XF 813

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS